

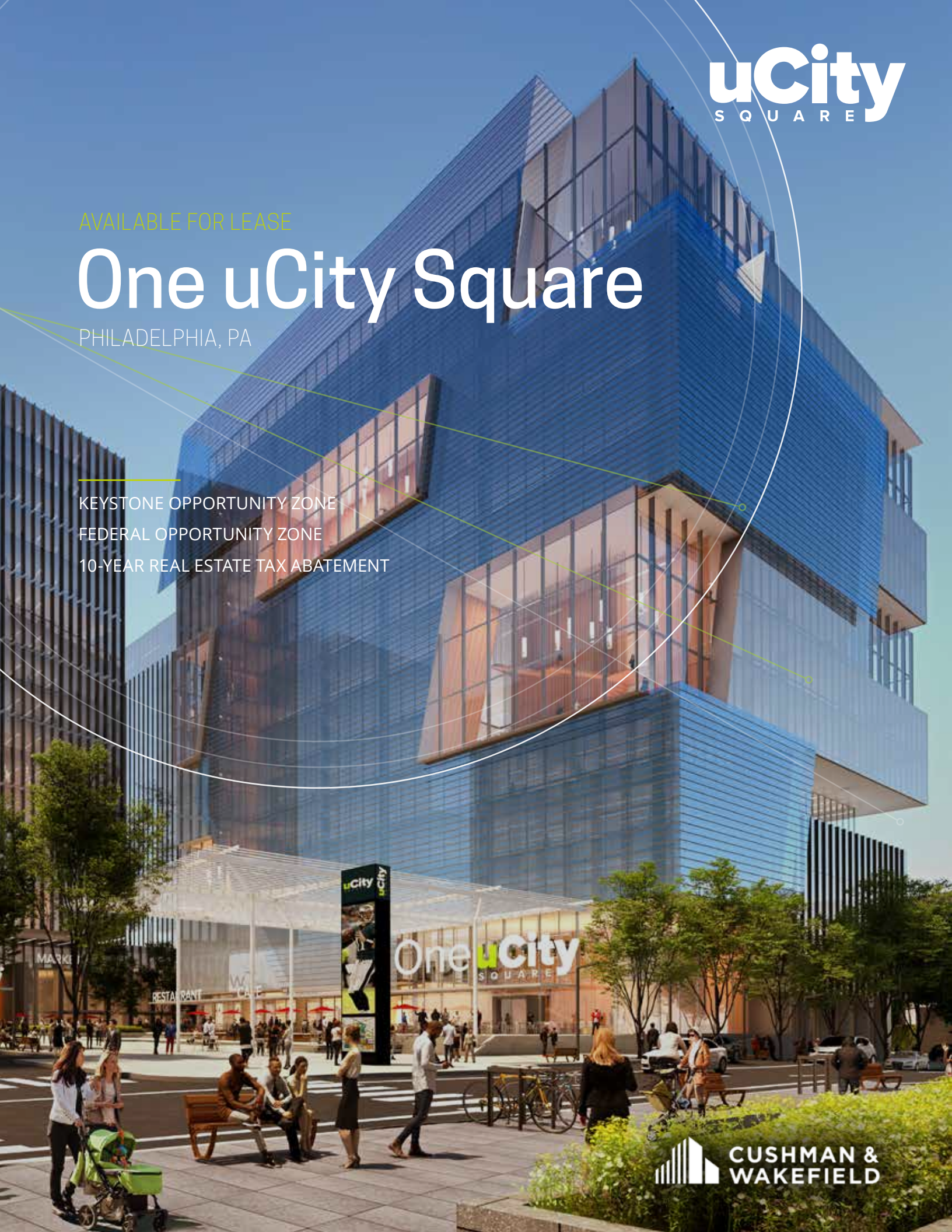
**uCity**  
S Q U A R E

AVAILABLE FOR LEASE

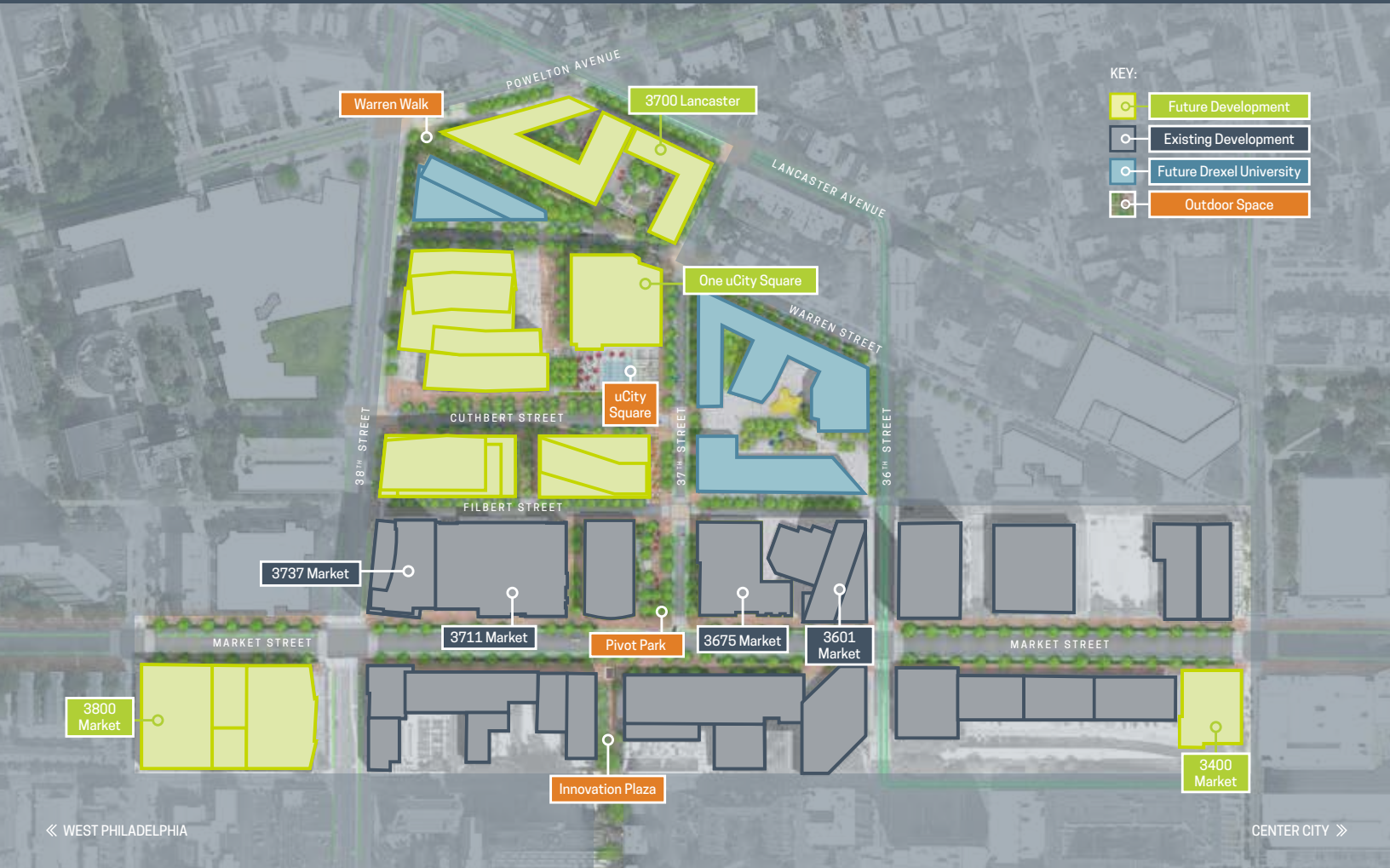
# One uCity Square

PHILADELPHIA, PA

KEYSTONE OPPORTUNITY ZONE  
FEDERAL OPPORTUNITY ZONE  
10-YEAR REAL ESTATE TAX ABATEMENT



**CUSHMAN &  
WAKEFIELD**



## About uCity Square

**10.5 M SF**  
total development

**15**  
existing buildings

**7.5 M SF**  
new development

**10**  
new buildings

Located in University City, Philadelphia's innovation district, uCity Square is a 10.5 million square foot mixed-use development consisting of 3 million square feet of existing buildings and 7.5 million square feet under construction or in pre-development stages.

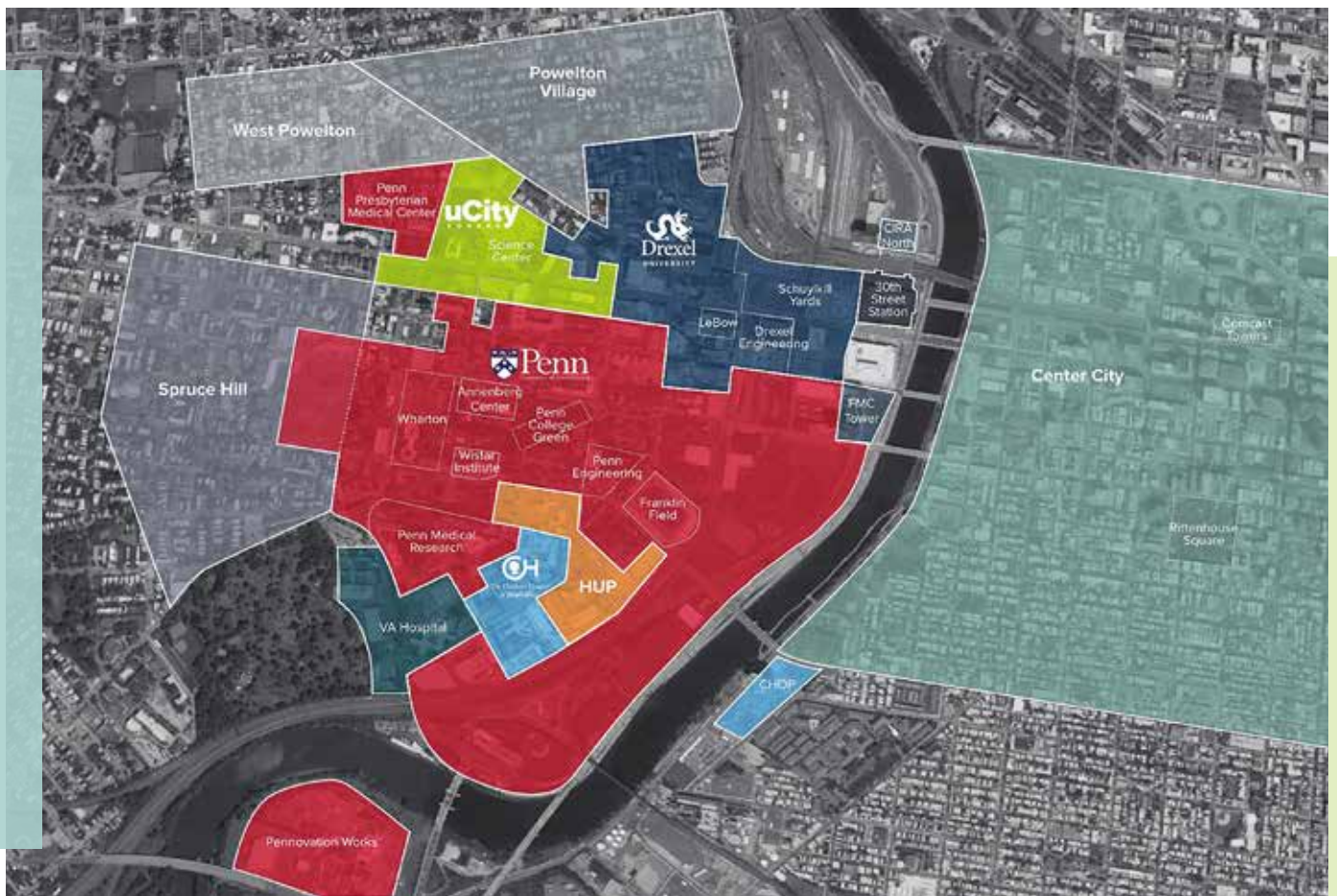
uCity Square is home to cutting edge biotechnology companies such as Spark Therapeutics, Avid Radiopharmaceuticals, and Amicus Therapeutics. The development features a rich network of ground floor retail, convening and event spaces, and numerous outdoor spaces highlighted by an activated open-air plaza.

At build-out, the development will include over 800 new apartments and 7 million square feet of new office and lab space. Construction was recently completed on 3675 Market Street, a 340,000 Square foot lab and office tower. Construction is currently under way on the construction of the new 37th street and 37th street park and groundbreaking of the newest lab and office tower in the development, One uCity Square, is scheduled for Q4 of 2019.

# Heart of University City

uCity Square is located at the center of Philadelphia's innovation community in University City. uCity Square sits adjacent to world class institutions such as The University of Pennsylvania, Drexel University, The University of Pennsylvania Health System, Children's Hospital of Philadelphia, The Wistar Institute, and the Wharton School.

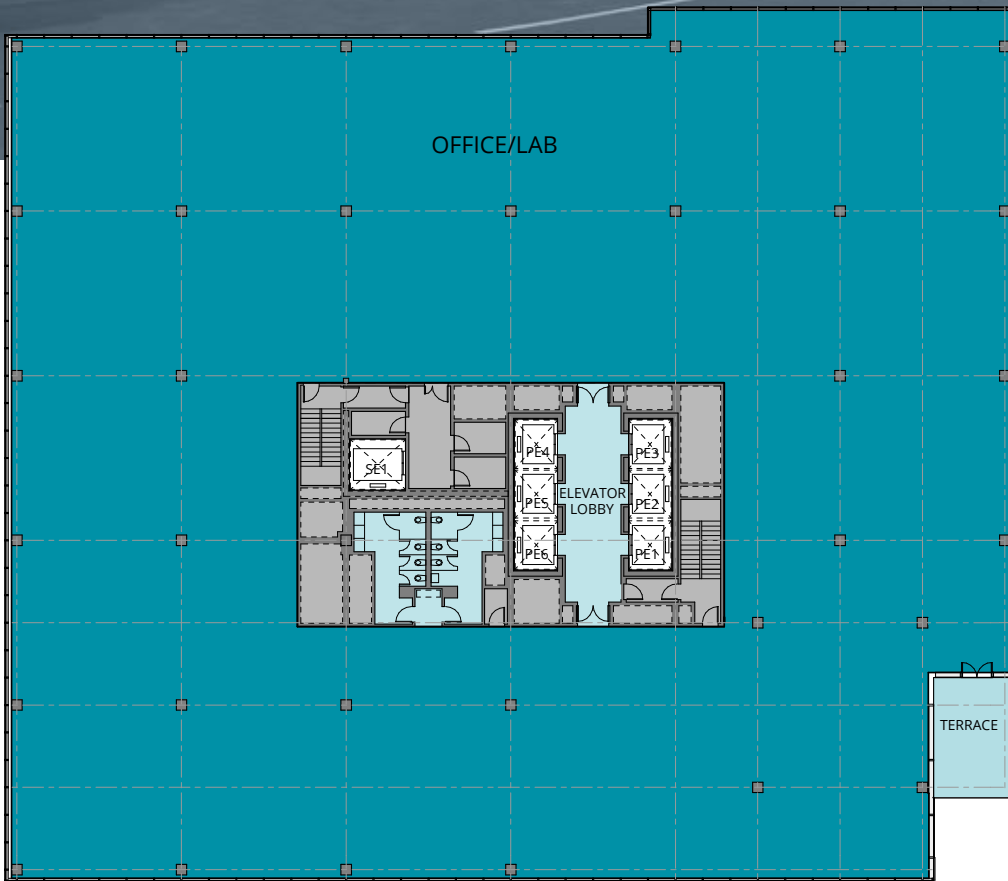
uCity Square is a dense and walkable neighborhood that can easily be accessed via the Market Frankford Subway line, Amtrak and regional rail, LUCY loop bus, surface trolleys, and auto.



# Community & Programming

Tenants of One uCity Square will benefit from the numerous parks, convening spaces, and curated programs provided by The University City Science Center, Cambridge Innovation Center, and numerous other organizations throughout uCity Square. From Venture Café each Thursday night to yoga on the square, uCity Square is home to endless opportunities for employee engagement, collaboration, and interaction.





---

**389K SF**

trophy class office

---

**Silver**

LEED rating

---

**30K SF**

floor plates

---

**15'**

slab to slab heights

## Building Overview

Scheduled to break ground in fourth quarter of 2019 and deliver by year end 2021, One uCity Square is a 13-story, +/-389,000 square foot Class A lab and office tower in the heart of uCity Square. The development features 15' slab to slab heights, generous column spacing, and stunning views of both Center City and Fairmount Park. The building is in a Keystone Opportunity Zone and Federal Opportunity Zone and will benefit from Philadelphia's ten year real estate tax abatement.



## Amenity Rich Work Environment

One uCity Square will be design built to help tenants attract and retain the highest level talent for the workforce of the future. The development features private outdoor terraces, structured parking, indoor bike storage, and a state of the art fitness center. uCity Square also opens onto an activated plaza, programmed with outdoor dining, yoga, movies, farmer's markets and more.

**3737 Market Street** (Fully leased)

Completed **2014**

Located at 38th and Market Streets, Penn Medicine University City is an advanced treatment and outpatient facility that brings a multitude of specialties together across 200k square feet of exam rooms, outpatient operating rooms, and an outpatient radiology center.

**3601 Market Street**

Completed **2015**

3601 Market Street is a high-rise luxury apartment building with 360 units across 500k square feet and on-site restaurant and retail space. 3601 Market is the first residential offering in uCity Square, providing a sense of home among a thriving innovation community.

**3675 Market Street** (Fully leased)

Completed **2018**

Located at the intersection of 37th and Market Streets, 3675 Market offers premier laboratory, office, coworking, and convening spaces. The 14-story building totals 340k square feet, has 10' ceilings, 25k square foot floor plates, and a Gold LEED rating.

**Breaking Ground on One uCity Square**

Q4 **2019**

Construction is currently under way on the new 37th Street and Cuthbert Street and the new 37th street pivot park is scheduled to open in summer of 2019. Ground breaking for One uCity Square and the uCity Square plaza are scheduled for fourth quarter of 2019.

## Project Team

### Developer

Wexford Science + Technology  
University City Science Center

### Architect

ZGF Architects

## Leasing Contacts

### Paul Garvey

+1 215 963 4013

[paul.garvey@cushwake.com](mailto:paul.garvey@cushwake.com)

### Brian Young

+1 215 963 4155

[brian.young@cushwake.com](mailto:brian.young@cushwake.com)

